

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: JEFFREY BRIAN ROSEN, Debtor(s).	CASE NO.: 1:13-bk-15959-MB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 11/30/2016	Time: 11:00 am
Location: Ctrm. 303 U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 11/16/2016

Description of property to be sold: the Estate's right, title and interest (the "Litigation Rights"), with no representations or warranties, on an "as-is, where-is" basis, in certain litigation pending in the Los Angeles County Superior Court (the "State Court") assigned Case No. LC103730 (the "State Court Action").

Terms and conditions of sale:

"as-is, where-is" with no representations or warranties and no contingencies; subject to overbid at the hearing (the "Hearing")

Proposed sale price: \$ 9,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

See Attached Overbid Procedure

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date & Time: November 30, 2016 at 10:30 am

Location: Ctrm. 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 10/17/2016

OVERBID PROCEDURE

A. Debtor and each potential bidder in order to qualify as a bidder at the Hearing, shall:

(1) submit to Trustee at least one (1) business day prior to the Hearing a cashier's check in the amount of \$9,000.00 (the "Earnest Money Deposit"), which represents the amount of the sales price (the "Sales Price"), made payable to "Nancy Zamora, Ch. 7 Trustee, Rosen Estate." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) bid on the identical terms as Debtor including, but not limited to, an "AS-IS, WHERE-IS" basis, with no representations or warranties regarding the Litigation Rights, and with no contingencies;

(3) submit to Trustee, prior to the commencement of the Hearing, proof of ability to close the sale within five (5) business days after entry of the sale order (the "Sale Order"), and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court (and, if bidder is Debtor, documentary evidence to demonstrate that the source of the funds for the Sales Price and any overbids are derived from sources that are not property of the Estate);

(4) attend the Hearing to participate in the bidding (including telephonic appearance via CourtCall); and

B. The initial overbid shall be a total of \$14,000.00, i.e., \$5,000.00 more than the Sales Price of \$9,000.00, and all additional overbids must be made in minimum increments of \$5,000.00 over the last stated overbid made on the record.

If the highest bidder (the "Highest Bidder") fails to close the sale on or before the date that is five (5) business days after entry of the Sale Order, the Highest Bidder shall forfeit the Earnest Money Deposit and the next highest bidder shall pay the next highest bid within five (5) business days of written notification, transmitted via facsimile and/or e-mail, of Highest Bidder's default.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 10/17/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee: United States Trustee (SV), ustpregion16.wh.ecf@usdoj.gov; Katherine Bunker, kate.bunker@usdoj.gov

Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com

Debtor's Counsel: Joseph L. De Clue, bkecf@decluelawgroup.com, dlglfilings@decluelawgroup.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 10/17/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Jeffrey B. Rosen, 6640 Franiviers Ave., West Hills, CA 91307

U.S Trustee: Kate Bunker, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017

Judge: The Honorable Martin Barash, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 342, Woodland Hills, CA 91367

Defendants Nationstar and U.S. Bank, as Trustee: Bryan Rhie, Esq., Dykema, 333 South Grand Avenue, Suite 2100, Los Angeles, CA 90071

Defendant Bank of America: Brian Moynihan, President and CEO, Bank of America, 100 N. Tryon St., Charlotte, NC 28255; Dane Taylor, Esq. & Robert J.

Gandy, Esq., Severson & Werson, 19100 Von Karman Ave., Suite 700 Irvine, CA 92612

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 10/17/2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/17/2016
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature